

4254,500

THIS INSTRUMENT PREPARED BY:
Karen Brown Evans
GORHAM, STEWART, KENDRICK,
BRYANT & BATTLE, P.C.
2101 6th Avenue North, Suite 700
Birmingham, Alabama 35203

TAX NOTICES SENT TO:
P.C. Deborah W. Griffin
3832 Kinrose Drive
Birmingham, AL 35242

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WARRANTY DEED

TITLE NOT EXAMINED

STATE OF ALABAMA)
COUNTY OF SHELBY)

THIS INDENTURE, made and entered into on this 15th day of September, 1994, by Robert C. Wesson and Betty B. Wesson, husband and wife ("GRANTORS") and Deborah W. Griffin, individually ("GRANTEE").

W I T N E S S E T H:

THAT, WHEREAS, pursuant to Warranty Deed dated January 20, 1993 at RV 1993-02651, recorded in the Probate Office of Shelby County, Alabama, certain property, including the hereinafter described property, was conveyed to Robert C. Wesson and Betty B. Wesson, husband and wife; and

WHEREAS, the GRANTORS desire to convey the hereinafter described property to the GRANTEE, their daughter Deborah W. Griffin.

NOW, THEREFORE, in consideration of the premises, love and affection and other good and valuable consideration, the receipt whereof is hereby acknowledged, the GRANTORS have granted, bargained, conveyed and sold, and by these presents do hereby grant, bargain, convey and sell unto the said GRANTEE the following described real estate situated, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 300, according to the Survey of Brook Highland, an Eddleman Community, 7th Sector, as recorded in Map Book 13, Page 99, in the Probate Office of Shelby County, Alabama.

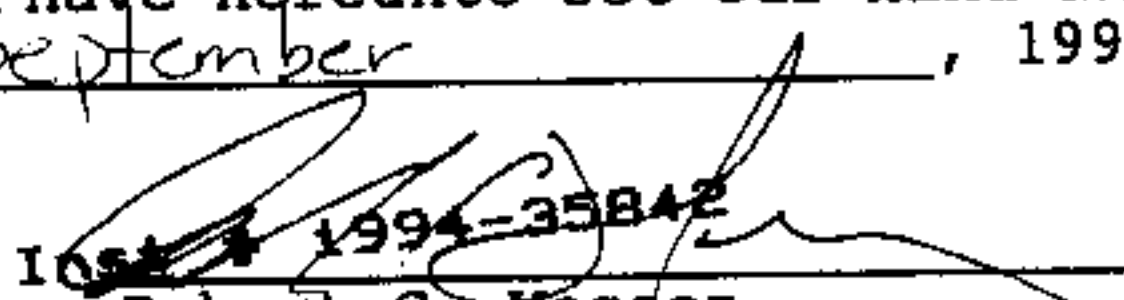
Subject to current taxes, easements and restrictions of record.

Two Hundred Fifty Four Thousand Five Hundred and 00/100 Dollars (\$254,500.00) of the purchase price is being financed with a purchase money mortgage which is being executed simultaneously herewith.

TO HAVE AND TO HOLD, to the said GRANTEE, her heirs and assigns forever.

And we do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEE, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal on this the 15 day of September, 1994.


10544 1994-35842
Robert C. Wesson

12/06/1994-35842
01:05 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 13.00

Betty B. Wesson
Betty B. Wesson

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Robert C. Wesson and Betty B. Wesson, husband and wife, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, the same was executed voluntarily on the day the same bears date.

Given under my hand and seal this 15th day of September, 1994.

Renee S. Rutland
Notary Public
My Commission Expires: 6-24-95

Inst # 1994-35842

12/06/1994-35842
01:05 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 13.00